

Appendix 3: Glossary

| Term | Description |
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| Adaptations | Changes that are made to the physical fabric of the home to make it suitable for the occupier. The most common adaptations are stair-lifts, grab rails, level access showers and ramps |
| Affordable Housing | Housing at a price below private market prices, which includes social rented, affordable rented and intermediate housing. |
| Affordable Rented | Housing let by local authorities or registered providers at a rent of no more than 80% of the local market rent. |
| Assured Tenancy | This type of tenancy was created by the Housing Act 1988. It grants security of tenure to the tenant. A landlord can only gain possession of the property with a court order. Virtually all social housing tenants have this form of tenancy |
| Assured Shorthold Tenancy | This is the most common type of tenancy governing private rented agreements Assured shorthold tenancies are commonly granted for six months initially, but they are often granted for twelve months. Under the Housing Act 1996 in England and Wales, unless a tenant is explicitly informed otherwise, their tenancy is an assured shorthold. |
| Assistive Technology | Telecare and Assistive technology are alarm systems and monitoring devices that can help support vulnerable people to continue living independently in their own homes |
| Bed and Breakfast or B&B | Temporary housing, usually not self contained, often used for (but not ideally suitable for) homeless people. |
| BAME | Black Asian And Minority Ethnic |
| Carbon Management Fund | A fund to provide off site renewable energy and improve energy efficiency of existing dwellings. |

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| Choice Based Lettings (CBL) | Known as Compass CBL, this system allows qualifying applicants to express an interest in vacant Council and Housing Association properties. |
| Climate Change Adaptation | Adjustments to natural or human systems in response to actual or predicted climatic factors or their effects, which moderate harm or exploit opportunities. |
| Code for Sustainable Homes | The aim of the Code is to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards. Also provides new homebuyers with better information about the environmental impact of their new home and its potential running costs. |
| Community Alarm | Known in Darlington as Lifeline enables people to call for help in case of emergency 24 hours a day, 7 days per week |
| Darlington Standard | The Government has set guidelines as to what constitutes a decent standard of accommodation. In Darlington, we have consulted with our Tenants and developed the Darlington Standard which exceeds the Decent Homes standard. |
| Decent Homes | A standard that all social housing must meet. It includes energy efficiency and central heating, the age of kitchen and bathroom furnishings etc. Councils must also aim to ensure that private housing lived in by 'vulnerable' households is brought up to the same standard. Darlington's retained stock has already met this standard |
| Disability Living Allowance (DLA) | DLA is a non-means-tested, non-contributory benefit introduced in 1992 and scheduled for phase-out between 2013 and 2016, to be replaced by a new Personal Independence Payment |
| Disabled Facilities Grant | A grant towards the cost of providing adaptations and facilities to enable a disabled person to continue to live in their own home. |

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| Discretionary Housing Payments (DHPs) | DHPs provide people with further financial assistance when a local authority considers that help with housing costs is needed. |
| Employment and Support Allowance | This Allowance provides financial help to people who are unable to work because of illness or disability. It also provides personalised support to those who are able to work. |
| Extra Care Housing | Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. |
| Floating Support | This support is preventative, linked to enabling users to maintain or regain independence in their accommodation. Floating Support is not tied to the accommodation; it is delivered to users in their own homes and is tied to an individual. The support can be provided irrespective of the landlord (subject to funding constraints). |
| Fuel Poverty | Households are considered by the Government to be in 'fuel poverty' if they would have to spend more than 10% of their household income on fuel to keep their home in a 'satisfactory' condition. |
| Green Deal | Green Deal is a Government scheme which intends to reduce carbon emissions cost effectively by revolutionising the energy efficiency of British properties. |
| Homebuy: | Range of government schemes designed to help people buy houses through devices such as shared equity, shared ownership, and other forms of low cost homeownership. |
| Homes and Communities Agency: | Government agency responsible for housing and regeneration. Formed in 2008 as a successor to the Housing Corporation and English Partnerships, alongside the Tenant Services Authority. |

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| Home Improvement Agency | Home Improvement Agencies (HIAs) are local not for profit organisations funded and supported by local and central government. They provide advice, support and assistance to elderly, disabled and vulnerable people who own and live in their own property. They help people to repair, improve, maintain or adapt their home to meet their changing needs. The purpose of the service is to help people to remain independent, in their own homes, warm, safe and secure. |
| Homelessness Duty | Housing authorities must ensure that suitable accommodation is available for people who have priority need, if they are eligible for assistance and are unintentionally homeless. The housing authority can provide accommodation in their own stock or arrange for it to be provided by another landlord, for example, a Housing Association or a landlord in the Private Rented Sector. |
| House in Multiple Occupation | A house that is occupied by three or more unrelated persons, who do not form a single household. |
| Housing Benefit | A state benefit administered by Local Authorities to pay all or part of the cost of rented housing for those on low incomes. |
| Housing Revenue Account (HRA): | The introduction of self financing of the HRA from April 2012 will see the dismantling of the current HRA subsidy system and allow each authority's HRA to be self-financing, meaning that each authority's HRA will be based on actual expenditure and income, determined locally. There will be no payments to or from Government. |
| Incapacity Benefit (IB) | A state benefit that was paid to those below the State Pension age who could not work because of illness or disability and have made National Insurance contributions. It has been replaced by Employment and Support Allowance |
| Intermediate Housing | Housing for sale and rent which is above social rents but below market levels, including various forms of shared ownership but excluding affordable rented housing. |

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| Introductory Tenancies | This is an initial tenancy set up by a local authority in England and Wales for a limited period of time, usually one year. If a tenant completes an introductory tenancy in a satisfactory way, they may be granted a secure tenancy by the local authority. |
| Joint Venture Company | A company that could be formed by the Council and a Private Sector partner to undertake development as a way of delivering more homes. |
| Key Point of Access | The Key Point of Access (KPA) is a joint project between First Stop Darlington and Darlington Borough Council, giving advice and guidance on homeless issues, the prevention of homelessness, and accessing accommodation funded by Supporting People. |
| Landlord Accreditation Scheme (LAS) | The Darlington LAS aims to drive up property and management standards within the private rented sector by publicly identifying landlords and their property as being of a recognised higher standard. |
| Leasehold | This is a type of tenure. This term is used to refer to the status of an owner-occupier who has bought a property and holds a lease for a length of time such as 99 years. Usually the leaseholder pays a capital sum known as a premium when they buy their lease and also pay a ground rent to the freeholder. They may also pay a service charge. |
| Lifetime Homes | Lifetime Homes is a set of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept aims to increase choice, independence and longevity of tenure, which is vital to individual and community wellbeing. |
| Local Enterprise Partnership (LEP) | A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The Tees Valley LEP covers Darlington. |
| Local Housing Allowance | Local Housing Allowance is a way of calculating and paying Housing Benefit for people who rent from a private landlord. |

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| Local Strategic Partnership | Made up of representatives from the public, private, business and voluntary sectors. |
| New Homes Bonus T | The Government provides additional funding or a 'bonus' for new homes by match funding the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following six years. |
| Older People | There is no agreed definition of older or old people and people differ widely in what they consider to be old. The Government defines Older People as those over 50 for the collection of statistics and this is also generally the starting point for planning specialist housing and services |
| Personal Independence Payment | From 2013 the Government is proposing to introduce a new benefit called Personal Independence Payment for eligible working age people aged 16 to 64 to replace Disability Living Allowance (DLA). The intention is that Personal Independence Payment will focus support to those individuals who experience the greatest challenges to remaining independent and leading full, active and independent lives. |
| Planning Condition | A condition imposed on a grant of planning permission. |
| Planning Obligation | A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. |
| Registered Providers | Government-funded not-for-profit organisations that provide affordable housing. They include Housing Associations, Trusts and Cooperatives. They work with Local Authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, Registered Providers undertake a landlord function by maintaining properties and collecting rent. |
| Renewable Energy Technologies | Installations which capture energy from natural resources (such as sunlight and wind) and use it for heating, cooling or generating electricity. |

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| Right to Buy | The Right to Buy scheme helps social tenants in England to buy their council home at a discount. |
| Shared Ownership: | Scheme that allows people to buy a part share in a home, if they are unwilling or unable to buy the whole property, with another party – often a housing association – retaining the remainder. |
| Section 106 (S106) | These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. |
| Sheltered housing | Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. |
| Social Rented | Housing owned by local authorities and registered providers for which guideline rents are determined through the national rent regime. |
| Strategic Housing Market Assessment (SHMA) | SHMAs are cross-boundary studies of the operation of Housing Market Areas. They analyse the characteristics of the housing market, how key factors work together, and the probable scale of change in housing need and demand. |
| Supported Accommodation | Term used to describe any housing for vulnerable people that includes some form of support service. |
| Supporting People | Funding programme for local services that help vulnerable people live more independently. |
| Sustainable development: | Any type of development that aims to meet current needs without depleting resources or damaging the environment for future generations. |

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| Tenants' Board | The Tenants' Board is made up of 20 members from existing Council tenants and Leaseholders. The Board fills an important role in the decision-making structure of the Housing Service, acting as a forum where tenants and leaseholders can comment on and alter Council policies, set targets and monitor performance. So far, Board members have been instrumental in shaping policies in areas like repairs and maintenance, allocations and homelessness, sheltered housing, choice based lettings and tenant involvement. They have been involved in mystery shopping Council services, inspected work done by partners, and have played an integral role in the selection of contractors. |
| Universal Credit System | Universal Credit is a major feature of the Welfare Reform Act. It aims to simplify the current benefits system to make work pay. |
| Vulnerable Person | <p>A person has a priority need for accommodation if he or she is vulnerable as a result of:</p> <ul style="list-style-type: none"> i) Old age; ii) Mental illness or learning difficulty (mental handicap) or physical disability; iii) Having been looked after, accommodated or fostered and is aged 21 or more; iv) Having been a member of Her Majesty's regular naval, military or air forces; v) Having been in custody or detention; vi) Ceasing to occupy accommodation because of violence from another person or threats of violence from another person which are likely to be carried out; or vii) Any other special reason. |